

**CITY COUNCIL RETREAT**  
**January 30, 2016**  
**City Council Chambers 400 East Military, Fremont NE**  
**START TIME – 8:00 A.M.**

**TOPICS:**

1. One and Six Year Plan for Street Improvements.
2. Stormwater Master Plan
3. Unified Development Code
4. Fremont City Auditorium – Needs Assessment and Renovation Study
5. Department of Utilities Update

ONE AND SIX YEAR  
PLAN  
FOR STREET  
IMPROVEMENTS

FISCAL YEARS 2016  
THRU 2021







**CITY OF  
FREMONT**  
NEBRASKA PATHFINDERS

PUBLIC WORKS/ENGINEERING  
& STREET MAINTENANCE  
DEPARTMENT

---

---

---

---

---

---

---

---

What is the One and Six Year Plan?

- A mandatory transportation planning process for allocating funds, and resources, in order to receive State and Federal Funds
- A future plan of the City's transportation system
  - Roads
  - Bridges
  - Trails

---

---

---

---

---

---

---

---

Why Do We Prepare a One and Six Year Plan?

- Required by State Statutes in order to receive highway-user revenues
- Notification to the public of the City's future transportation plan
- Planning tool for construction of future transportation system, and allocation of funds

---

---

---

---

---

---

---

---

### Items to Include in a One and Six Year Road Plan.

- Previous Year's Completed Projects
- Present Year's Construction Projects (One Year Plan)
- Years 2 Through 6 Projects (Six Year Plan/Out Years)
- Supporting Documentation
  - Appointment of the City Street Superintendent
  - Proof of Publication for the Public Hearing
  - Map showing locations of projects
  - Resolution of Adoption of the Plan

\*Include only projects that are realistically being considered for construction, are in need of construction or improvements, have been funded, or are included in a Capital Improvement Plan with allocation of future funds

---

---

---

---

---

---

---

---

---

---

### Projects Completed in 2015

- 27<sup>th</sup> Street and Lincoln Avenue Box Culvert
- Broad Street – Widening 5<sup>th</sup> to 10<sup>th</sup> Street (NDOR Project)
- Alley Between 5<sup>th</sup> and 6<sup>th</sup> Street and Platte Avenue and Logan Street
- Handicap Ramps – (CDBG Project)
- Brooks Hollow – Interior Roads (Private Development)
- Ritz Lake – Interior Roads (Private Development)
- Luther Road – 34<sup>th</sup> Street to 38<sup>th</sup> Street (Ritz Lake)

---

---

---

---

---

---

---

---

---

---




---

---

---

---

---

---

---

---

---

---

### 2016 - 1 & 6 Year Street Improvement Program

#### 1<sup>st</sup> Year (2016)

- Main St – 1<sup>st</sup> to 3<sup>rd</sup> St \*
- Park Ave – 2<sup>nd</sup> St to Military Ave
- 16<sup>th</sup> St – Colson Ave to Nye Ave
- 1<sup>st</sup> St – Luther Rd to Johnson Rd \*
- 6<sup>th</sup> St – Marvin Crt to M St \*
- Johnson Rd – Peterson to 16<sup>th</sup> St Roundabout
- Pedestrian Traffic Signals (7 locations)
- Luther Rd and Morningside Rd Intersection
- Johnson Rd Trail (Federal Aid Project)
- Hancock St – 16<sup>th</sup> to 19<sup>th</sup> St
- Bell St Viaduct – Cuming St to South Base of Viaduct
- Ridge Rd Trail (Nebr. Game and Parks)
- Broad St and Cloverly Rd Intersection (Traffic Signal) (NDOR Project)
- Historic Lighting Project (Federal Aid Project) \*

\* Projects carried over from 2015

---

---

---

---

---

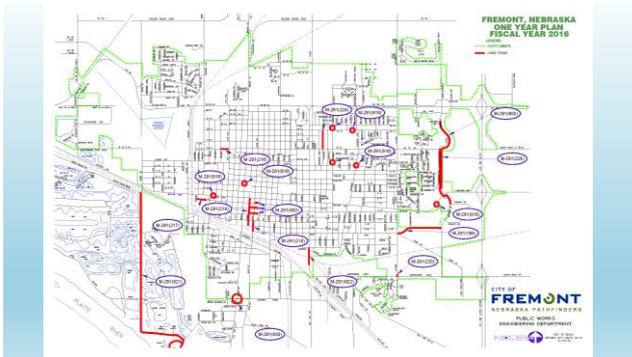
---

---

---

---

---




---

---

---

---

---

---

---

---

---

---

### 2016 1 & 6 Year Street Improvement Program

#### 2<sup>nd</sup> Thru 6<sup>th</sup> Year (2017-2021)

- West 23<sup>rd</sup> St BNSF RR Viaduct
- Rawhide Creek Trail
- Garfield St – 16<sup>th</sup> to 19<sup>th</sup> St
- Mayfair Ave – 16<sup>th</sup> to 19<sup>th</sup> St
- Broad St & Cloverly Rd Intersection
- Railroad Quiet Zone
- 23<sup>rd</sup> St, Bell St & Yager Rd Intersection
- Pierce St – Military to Linden Ave
- 32<sup>nd</sup> St – Yager to Luther Rd
- Yager Rd and 29<sup>th</sup> St Intersection
- East Military Ave – Grant to Clarmar Ave \*
- Broad St – 16<sup>th</sup> to 23<sup>rd</sup> St \*
- Luther Rd – Military to 23<sup>rd</sup> St
- Bell St – Linden Ave to 23<sup>rd</sup> St \*
- Ridge Rd & Extend Jones Dr (Box Culvert)
- 1<sup>st</sup> St – Bell St to Luther Rd
- Johnson Rd – Morningside to Fremont Dr
- Military Ave – Luther Rd to US HWY 275
- 20<sup>th</sup> St – Nye Avenue to H St
- Reynolds Rd – Clarkson to 2 Blocks East
- Pierce St and South St \*
- Westside Addition Street Paving \*
- 19<sup>th</sup> St – Somers to Nye Ave
- US HWY 77 Bypass
- Broad St & Military Ave Intersection

\* New projects added this year

---

---

---

---

---

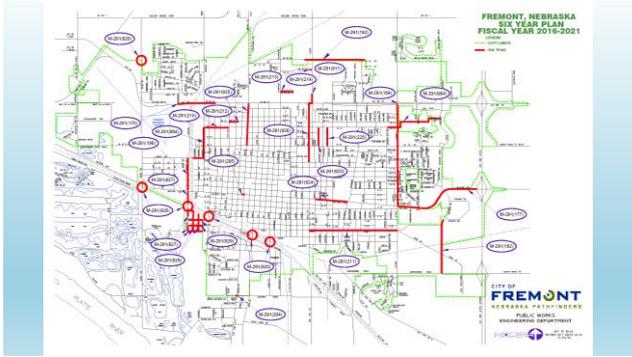
---

---

---

---

---



---

---

---

---

---

---

---

---

Questions?



---

---

---

---

---

---

---

---

# Staff Report

**TO:** Mayor and City Council  
**FROM:** Troy Anderson  
**DATE:** January 30, 2016  
**SUBJECT:** Unified Development Code Executive Summary

---

**Recommendation:** 1. Hear a Presentation; 2. Provide Feedback to the Planning Commission.

---

**Background:** On May 29, 2012, City Council (Council) adopted an updated Comprehensive Plan (“Plan”) – including a Long Range Transportation Plan and Parks and Recreation Master Plan. As part of that Plan, one of the implementation strategies includes updates to the City’s Zoning Ordinance and Land Development Regulations in the form of a Unified Development Code (UDC).

A Request for Proposals was issued, a firm was chosen, and on August 14, 2012, City Council approved a Professional Services Agreement for the creation of a UDC.

According to the Plan, the UDC was to include:

- **Character Districts.** Convert the zoning districts to character-based zoning and development standards with suburban, auto-urban, and urban designations that correspond to Map 2.1, Future Land Use and Growth Plan.
- **Density Bonuses.** Review the potential application of density bonuses in the Zoning Ordinance to promote low- and moderate-income housing, special needs accommodations, a more diverse housing palette, three- and four-bedroom housing units, Downtown redevelopment, and the preservation of environmental resources.
- **On-Site Drainage.** Revise the standards and specifications for drainage features to correspond with the development character expressed by this plan. For instance, suburban development requires a high percentage of open space (either by way of larger lots or larger common areas), which allows for on-site collection, infiltration, and positive surface (natural) drainage. This contrasts with a more densely developed and urban character that essentially requires a more costly underground stormwater drainage system.

On or around March 24, 2014, a [semi-]final draft code was provided to the City for their review and consideration and on May 18, 2015, Staff and the Commission began a detailed review of the draft UDC. Our goal was to take one (1) chapter each month and conduct an in-depth

analysis so that the Commission (in accordance with *Neb. Rev. Stat. § 19-901*) could make a recommendation to Council regarding adoption of a new UDC.

### **What is a UDC?**

According to the Planners dictionary, a UDC has been defined as: The combining of development regulation and procedures, including but not limited to zoning and subdivision codes, sign and floodplain regulations, historic preservation provisions, administrative and hearings procedures, and commission bylaws, into a single unified code. (American Planning Association) Basically, the UDC would combine the City's Zoning Ordinance, Subdivision Ordinance (including Subdivision design standards) and Site Development regulations (including such things as parking, landscaping, buffering/screening, and signage, just to name a few) into one (1) document.

The draft UDC consisted of eight (8) Articles (or Chapters) as follows:

1. Title, Purpose, Authority, Jurisdiction, and Transitional Provisions
2. Districts
3. Land Uses
4. Buildings and Structures
5. Subdivision Design and Land Development
6. Site Development
7. Administrative Bodies
8. Word Usage and Definitions

One of the first issues we discussed was reference to the draft document as a Unified Development Ordinance (UDO) – as that term was used by the authoring firm – versus UDC. As it was written, it appears that the intention was for the document to stand alone as a reference standard as opposed to codified language in the Fremont Municipal Code (FMC). For ease of reference and integration into the FMC in its entirety, my recommendation was to amend Chapter 11, of the FMC, to wholly codify these regulations – hence the reason for a number of revisions to the numbering scheme. The Commission agreed and we continued with our review of the draft UDC.

Currently we've reviewed Articles/Chapters ~~1~~<sup>1</sup>~~2~~<sup>2</sup> through ~~5~~<sup>5</sup>~~6~~<sup>6</sup>. The following is an executive summary of each of those Articles/Chapters:

#### ~~1~~<sup>1</sup>~~2~~<sup>2</sup>. Title, Purpose, Authority, Jurisdiction, and Transitional Provisions

- a. Striking redundant language, particularly subsection 15-104.01.B. referring to Stale Applications, and noting amendments necessary to subsection 15-714.12 regarding duration of approvals; and
- b. General word-smithing.

#### ~~2~~<sup>2</sup>~~3~~<sup>3</sup>. Districts

- a. Conditionally permitting uses that are not specifically listed rather than prohibiting them;
- b. Striking the AG Agricultural zoning district and combining it with RR Rural Residential, creating one (1) R Rural zoning district designation;
- c. Striking all NC Neighborhood Conservation zoning district designation and references;
- d. Revising the GR General Residential zoning district designation to read AUR Auto-Urban Residential to coincide with the Comprehensive Plan;
- e. Striking the HR High Density Residential zoning district and combining it with the UR Urban Residential zoning district designation;
- f. Creating an AV Aviation zoning district;
- g. Expanding CU Campus/University zoning district regulations to include all public and private educational facilities;
- h. Revising the PU Public Use zoning district designation to read PO Parks and Open Space to differentiate between land uses regardless of owner/operator;
- i. Creating a PD Planned Development zoning district;
- j. Striking redundant language and reorganizing various subsections for ease of reference; and
- k. General word-smithing.

#### ~~3~~4. Land Uses

- a. Adding language regarding Permitted, Limited, Conditional and Prohibited Uses;
- b. Amending various land uses identified in the Land Use Tables and whether they are permitted by right, limited, conditionally permitted or prohibited;
- c. Revising standards associated with limited and conditionally permitted uses, particularly their proximity to other uses, from what level of street primary access is taken, that adequate precautions have been taken to mitigate impact on neighboring property owners, and that the use operates in accordance with all other federal, state, and local laws;
- d. Revising standards associated with temporary uses, namely frequency, duration and permitting; and
- e. General word-smithing.

#### ~~4~~5. Buildings and Structures

- a. Revising standards associated with development yield and lot standards;
- b. Revising standards associated with accessory and supplemental standards – particularly:
  - 1) Energy Conversion Systems (ECS) including wind and solar energy conversion systems;
  - 2) Communication antennas, support structures and towers (amateur radio antenna regulations in particular);

- 3) Accessory buildings and structures;
- 4) Fences and walls;
- 5) Outdoor display of merchandise;
- 6) Outdoor storage; and
- 7) Height and area exceptions;
- c. Reorganization;
- d. Elimination of residential infill standards;
- e. Elimination of manufactured home parks and subdivision design standards;
- f. Elimination of Traditional Neighborhood Development (TND) design standards;
- g. Elimination of redundant language; and
- h. General word-smithing.

~~{5}~~6. Subdivision Design and Land Development

- a. Reorganization;
- b. Elimination of subcategories associated with administrative subdivisions;
- c. Elimination of prohibition associated with lots located in drainage easements;
- d. Elimination of variable building pad requirements for lots greater than 20,000 SF;
- e. Defining when and where street pavement widths less than thirty-two (32) feet are permitted;
- f. Extending noise control to all districts;
- g. Relocating the bulk of floodplain management regulations to subsection 11-305.02; and
- h. General word-smithing.

**Timeline for Completion**

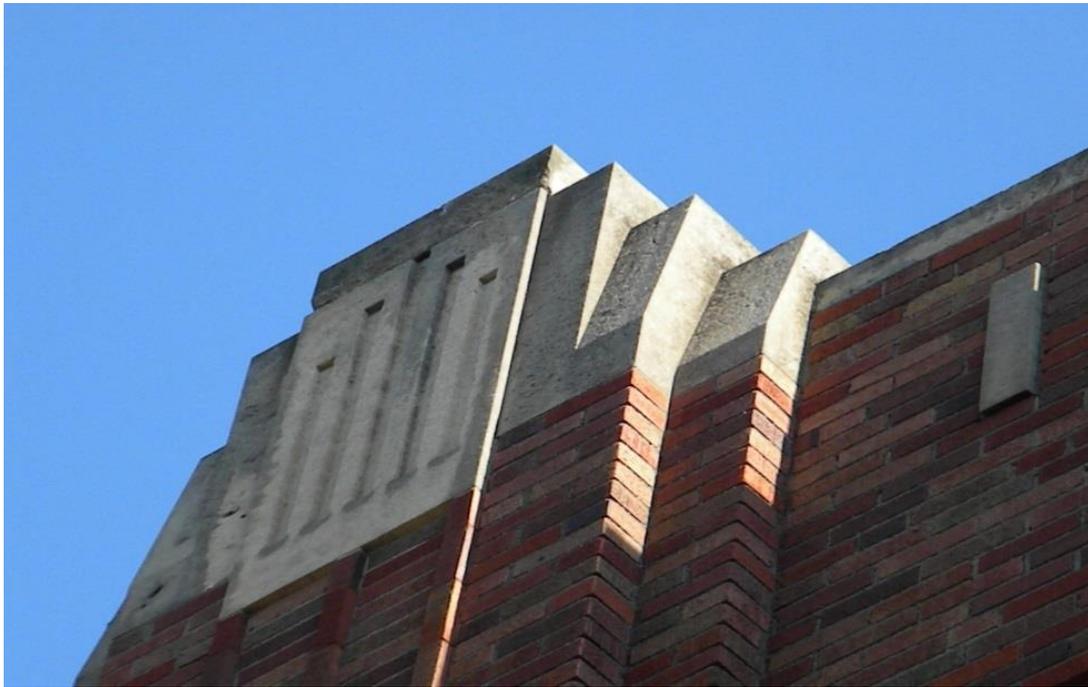
We still have a number of significant topics to discuss before we are able to present a body of work for recommendation to Council. The following is a tentative timeline for completing our review:

	Month
<del>{6}</del> 7. Site Development	
<del>{15-6}</del> <u>11-7</u> 00 Parking, Loading, and Access	Feb.
<del>{15-6}</del> <u>11-7</u> 10 Landscaping and Buffering	Mar.
<del>{15-6}</del> <u>11-7</u> 20 Signs	Apr.
<del>{15-6}</del> <u>11-7</u> 30 Exterior Lighting	Apr.
<del>{7}</del> 8. Administrative Bodies	
<del>{15-7}</del> <u>11-8</u> 00 Administrative Bodies	May
<del>{15-7}</del> <u>11-8</u> 10 Permits and Procedures	May
<del>{15-7}</del> <u>11-8</u> 20 Nonconformities	May
<del>{15-7}</del> <u>11-8</u> 30 Enforcement, Remedies, and Repealer	May
<del>{8}</del> 9. Word Usage and Definitions	

<del>{15-8}</del> <u>11-9</u> 00 Word Usage	Jun.
<del>{15-8}</del> <u>11-9</u> 10 Abbreviations and Acronyms	Jun.
<del>{15-8}</del> <u>11-9</u> 20 Definitions	Jun.
Appendix	
Appendix A <del>{Plant List}</del> <u>Fee Schedule</u>	Jul.

Ideally the Commission and I would like to have completed our review by July of 2016 with a body of work ready to present to Council by the end of July. However, should there be any delays or deviation in the schedule above, we may need to consider presentation to Council either late August or early September with an effective date of January 1, 2017.

**Fiscal Impact:** N/A



# Fremont City Auditorium

**Fremont, Nebraska**

## **Needs Assessment and Renovation Study**

October 19, 2015

**Schemmer Project No. 06716.001**

**SCH=EMMER**  
ARCHITECTS | ENGINEERS | PLANNERS

# Fremont City Auditorium

## Needs Assessment and Renovation Study

### Table of Contents

#### A. Introduction: Needs Assessment and Renovation Study

1. Facility Condition Assessment
2. Facility Functional Assessment
3. Renovation Study and Concepts

#### B. Facility Condition Assessment

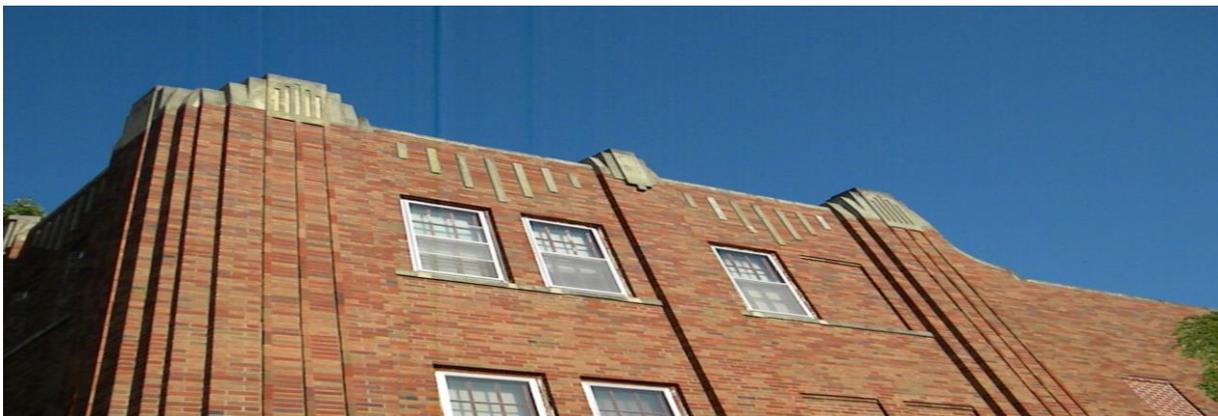
- Methodology
- Definitions
- Building Data
- Applicable Code Summary
- Building Systems, identification of deficiencies, recommended corrections, specific associated construction costs
- Referenced Photographs

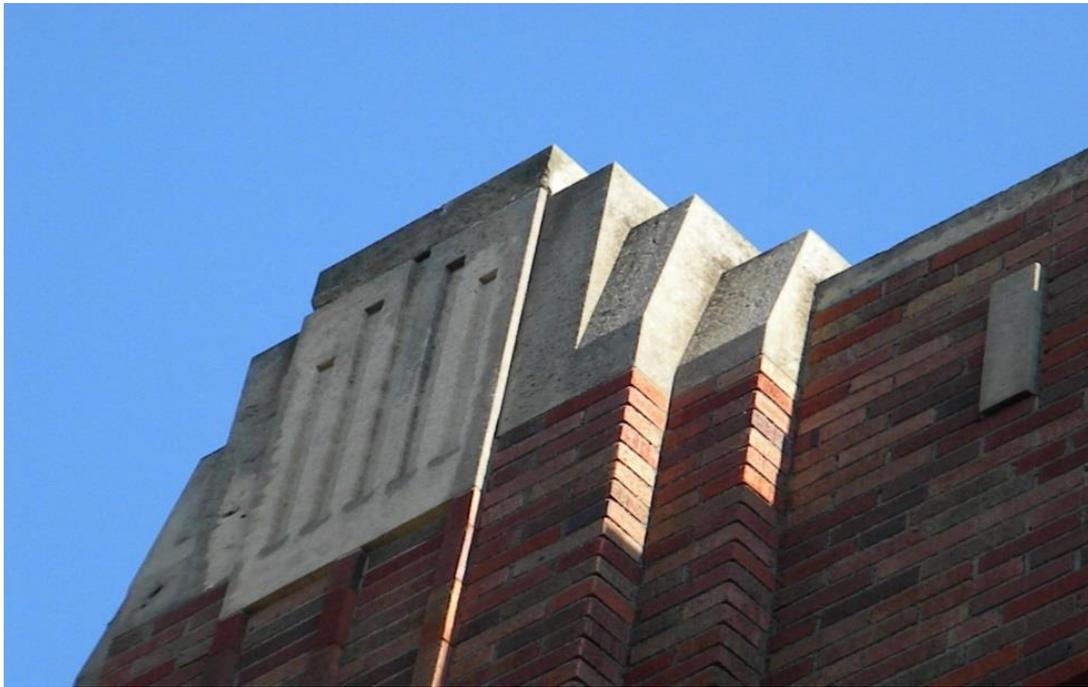
#### C. Facility Functional Assessment

- Methodology
- Existing Plans
- Utilization Plans

#### D. Renovation Study and Concepts

- Narrative
- Concept Plans





# **Fremont City Auditorium**

**Fremont, Nebraska**

## **Needs Assessment and Renovation Study**

October 19, 2015

**Schemmer Project No. 06716.001**

**SCH=EMMER**  
ARCHITECTS | ENGINEERS | PLANNERS

# Fremont City Auditorium

## Needs Assessment and Renovation Study

### Table of Contents

#### A. Introduction: Needs Assessment and Renovation Study

1. Facility Condition Assessment
2. Facility Functional Assessment
3. Renovation Study and Concepts

#### B. Facility Condition Assessment

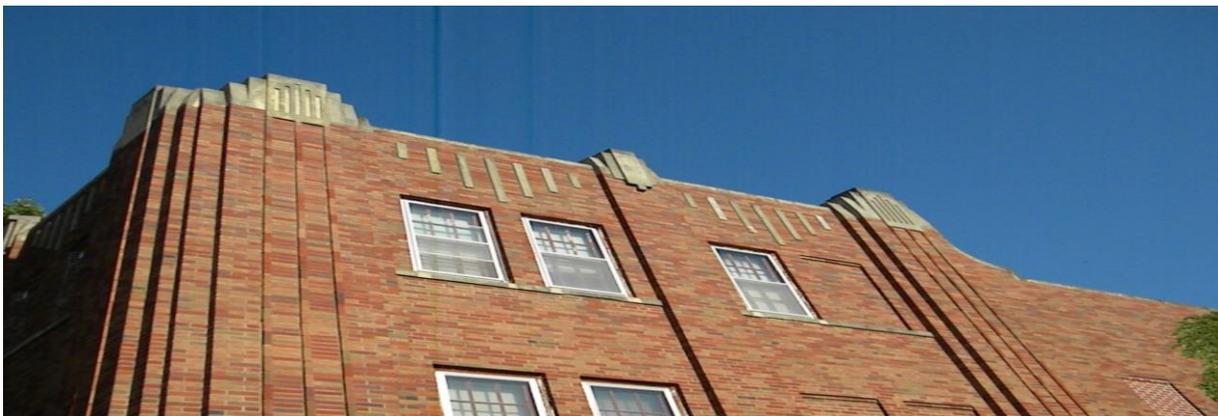
- Methodology
- Definitions
- Building Data
- Applicable Code Summary
- Building Systems, identification of deficiencies, recommended corrections, specific associated construction costs
- Referenced Photographs

#### C. Facility Functional Assessment

- Methodology
- Existing Plans
- Utilization Plans

#### D. Renovation Study and Concepts

- Narrative
- Concept Plans



## **A. Introduction – Needs Assessment and Renovation Study**

The Schemmer Associates Inc. has been retained by the City of Fremont, Nebraska to perform a needs identification and feasibility study of the existing City Auditorium, located at 925 North Broad Street. This study includes 3 sections:

### **1. Facility Condition Assessment**

- Identifies existing facility conditions and deficiencies
- Recommended corrections
- Associated specific construction costs

### **2. Facility Functional Assessment**

- Identifies current facility functions
- Estimate of current use/utilization

### **3. Renovation Study and Concept**

- Addresses the consideration of possible facility future use regarding anticipated community needs, based on interviews and discussions
- Concept plans of possible facility plan layouts



## **B. Facility Condition Assessment**

The Condition Assessment is intended to:

- Define and identify existing deficiencies in the condition of architectural, structural, mechanical, and electrical systems of the existing building.
- Identify existing conditions which present safety hazards.
- Propose corrective actions in terms of repairs and renovations involving the identified deficiencies.
- Estimate costs (in current dollars) for individual recommendations to address the identified deficiencies.
- See the **Renovation Study and Concepts** section for overall remodel costs as represented by the proposed concept plan.

## **Condition Assessment Methodology**

---

To prepare this Condition Assessment report, we have performed the following:

- Conducted a physical inspection of the building and infrastructure.
- Conversed with city representatives and facility managers to be informed regarding building history, current use, and help further evaluate the building and infrastructure.
- Identified existing building deficiencies.
- Proposed corrective actions for deficiencies.
- Opinions of probable construction costs.



## Definitions

---

The summary of recommendations and the individual Building Data sheets have a number of common terms that are defined as follows:

**UniFormat Element:** A classification number given to a particular construction element or system.

**Priority:** Each recommendation is classified by priority of importance using the terms “Must Do”, “Could Do”, “Should Do”, and defined as follows:

- C Critical:** Items that represent code deficiencies, major functional inadequacies, or building/infrastructure systems that are in need of imminent repair/replacement, but that are not an immediate threat to the health, safety, and welfare of those who use the building.
- S Serious:** Materials, finishes, and systems that have greater than normal wear and are in need of replacement. Items can be deferred with no immediate effect on the building/infrastructure or to the health, safety, and welfare of those who use the building.
- M Minor:** Materials, finishes, and systems that have minimal wear and can be cleaned or replaced. Items can be deferred with no immediate effect on the building/infrastructure or to the health, safety, and welfare of those who use the building.



**Building Finishes:**

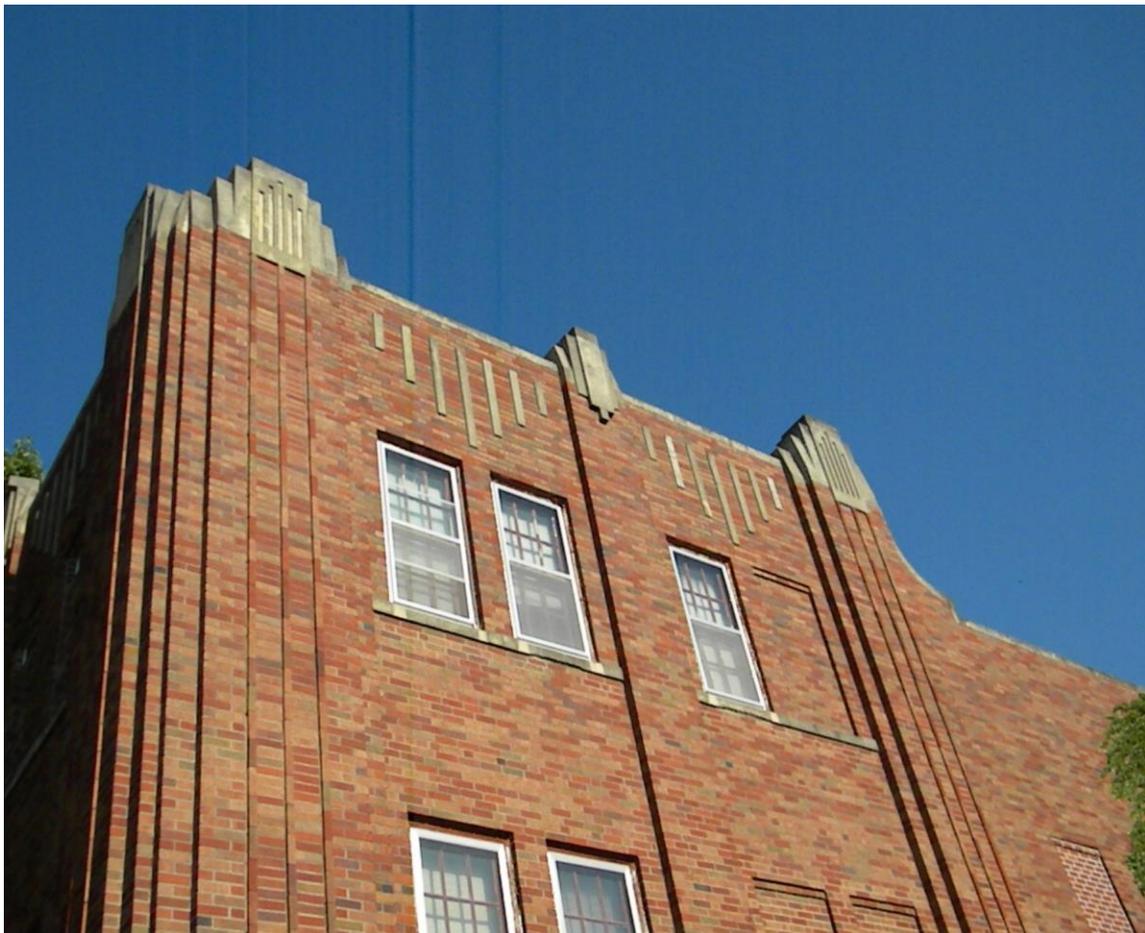
Building finishes include paint, wallcovering, carpet, ceramic tile, wood flooring, terrazzo, ceiling tiles, and any other miscellaneous material used in a room/area used for aesthetic and practical reasons to cover raw building materials.

**Accessibility:**

Assessment in respect to the current Americans with Disabilities Act (ADA) guidelines implemented by the State of Nebraska.

**Hazardous Materials:**

Review and identification of existing hazardous materials is not within the scope of work of this facility assessment. The Schemmer Associates suggests the City consult with an expert in the analysis, testing or abatement of these items, as they may be discovered during a future renovation process.



## BUILDING DATA

---

BUILDING ADDRESS 925 North Broad Street, Fremont, NE

---



## Basic Facility Information:

<b>Construction Date:</b>	1936
<b>Basement area:</b>	2,612 sf
<b>First (Main) Floor area:</b>	19,506 sf
<b>Second Floor area:</b>	1,632 sf of occupied space, with 5,500 sf of tiered seating area above Main Floor
<b>Total Net Area</b>	29,250
<b>Number of Stories</b>	2 stories, 3 floors: full main floor, one partial floor above grade, also partial basement.



## Applicable Code Summary

---

- A. **Building Code:** City of Fremont is under the 2012 IBC, and the referenced 2012 International Existing Building Code.
1. By virtue of this building being certified as being on The National Register of Historic Places, Chapter 12 Historic Buildings is applicable.
  2. New construction shall comply with building code requirements.
  3. 2012 Uniform Building Code, Table 422.1 indicates Minimum Plumbing Facilities requirements for new toilet room facilities, based on the building's Occupancy type.
  4. Section 1202 Repairs, 1202.2 Unsafe conditions – Conditions determined by the code official to be unsafe shall be remedied.
  5. Section 1203 Fire Safety, 1203.2 Every historic building that does not conform to the construction requirements specified in this code for the occupancy or use, and that constitutes a distinct fire hazard shall be provided with an approved automatic fire extinguishing system, as determined appropriate by the code official.
  6. Section 1203.9 Stair railings – existing handrails and guards shall be permitted to remain, provided they are not structurally dangerous.
  7. Section 1204 Alterations, 1204.1.1 – At least one Main Entrance shall be accessible.
  8. Section 1204.1.4 Toilet and Bathing facilities – Where toilet rooms are provided, at least one accessible family or assisted use toilet room shall be provided.
- B. **Life Safety Code:** State of Nebraska is under the 2000 Life Safety Code.
1. Authority having jurisdiction (AHJ): Nebraska State Fire Marshal
  2. Chapter 7 Means of Egress
  3. Chapter 13 Existing Assembly Occupancy
- C. **The National Register of Historic Places:** In 2002 the building was nominated, and subsequently certified, to be included on the national register. General comments of what it means to be included on the National Register of Historic Places:
1. By virtue of being on the National Register, properties are not required to be maintained, repaired, or restored.
  2. Does not restrict in any way a property owner's ability to alter, manage, or dispose of a property.
  3. Does not invoke special zoning or local landmark designation.
  4. It does encourage the preservation of historic properties.
- D. The IBC does recognize historic buildings, by virtue of being included on the National Register of Historic Places, and has a chapter addressing them in the **2012 International Existing Building Code**. The state of Nebraska AHJ, regarding the implementation of the Life Safety Code, generally does not view historic buildings any differently than existing buildings.

## Building Systems

---

Priority	UniFormat Element	Cost
	<p style="color: brown;"><u>Foundations – A10</u></p>	
S	<p><b>Wall Foundations – A1011</b>            As observed from the exterior, foundations exposed to view appeared in good structural condition, with some locations where chipping and cracking has occurred – at wall base corners, specifically. See section <b>B2011</b>.            From the interior view, foundations also appear in good condition. We observed basement level floor moisture in the Boiler Room- not in the form of standing water, but moisture. Building maintenance personnel mentioned this was typical but not seen as an ongoing problem. Tuckpointing some CMU joints is required. See section <b>A2021</b>.</p>	
S	<p><b>Slab on Grade – A1030</b>            Generally exposed concrete slabs were in fair condition in consideration of the age of the facility. There were some specific areas seen where patching of chipped and spalling concrete was seen, as well as a need for floor crack repair. See <b>photos A1, A2</b>. It is recommended where concrete floors are exposed to view to the general public, clean, prep, and apply epoxy floor paint. In areas closed off from public view, leave as is.</p>	<b>\$3,000.</b>
	<p style="color: brown;"><u>Basement Construction – A20</u></p>	
S	<p><b>Basement Walls – A2020</b>  <b>Basement Wall Construction – A2021</b>            Concrete block basement walls that are visible are in good condition. The exception is in some utility type areas, such as the boiler room, where there is some water issues, concrete block mortar joints need attention in the form of repointing the mortar.</p>	<b>\$1,200.</b>

Priority	UniFormat Element	Cost
	<b><u>Superstructure – B10</u></b>	
	<b>Floor Construction – B1010</b>	
	<b>Main Floor – B1011</b> See also section <b>C3020</b> for specific floor finishes discussion.	
M	<b>Concrete floors, with combination of finishes.</b> Exposed concrete is generally in good condition.	
M	Terrazzo floors also in good condition. See <b>Photo A3</b> .	
S	All other floor finishes need replacement, including tile, carpet.	
M	Stage wood floor is in good condition. See section <b>C3020</b> for specifics. If it is determined that there is a future use as a performance area envisioned for the stage area, the wood floor should be refinished.	<b>\$5,400.</b>
	<b>Other Floor Construction – tiered 2<sup>nd</sup> floor/ auditorium seating – B1019</b>	
M	Exposed concrete tiered stairs and balcony seating areas are in good condition. There are several locations where surface cracks have occurred, and in need of repair.	<b>\$2,500.</b>
	<b><u>Exterior Closure – B20</u></b>	
	<b>Exterior Walls – B2010</b>	
	<b>Exterior Wall Construction – B2011</b>	<b>Conc trim</b>
	Existing exterior wall construction is generally face brick with concrete trim and concrete inset details. Concrete trim locations include wall base, wall openings at sills, concrete trim as insets in field of brick at upper wall, and decorative trim at top of wall. Generally good condition in that no face brick, as well as no concrete trim units, require full unit replacement. Some patching and crack repair is required for the concrete trim base, exterior corners in particular, as some shearing of concrete face is occurring. See <b>Photo A4</b> .	<b>\$6,500.</b>
S	Concrete trim should be carefully cleaned, minor repair, caulking at existing joints. Brick should be cleaned, and brick joint tuckpointing is required, as is to be expected with a building of this age. See <b>Photos A5 and A6</b> .	<b>Brick clean</b>
S		<b>\$22,100.</b>
S		<b>Brick tuckpoint</b>
S		<b>\$48,200.</b>

Priority	UniFormat Element	Cost
S	<p><b>Wall Caps/Parapets at Roof– B2012</b></p> <p>The existing exterior top of wall consists of detailed concrete elements which in general are in very good condition considering their age. Recommend careful cleaning, minor repair, re-caulking at existing caulked joints. See <b>Photos A5</b> and <b>A7</b>.</p>	<b>\$4,000.</b>
S	<p><b>Exterior Soffits – B2016</b></p> <p>Exterior soffit elements occur at the underside of the two marquee entrance canopies. Good condition. See <b>B3015</b> below for recommended action. See <b>Photo A8</b>.</p>	
S	<p><b>Exterior Sealants – B2019</b></p> <p>Sealed joint between all dissimilar materials are in need of replacement, particularly at the exterior wall openings – windows and doors. See <b>Photos A6</b> and <b>A9</b>.</p>	<b>\$7,200.</b>
S	<p><b>Exterior Windows – B2020</b></p> <p><b>Windows – B2021</b></p> <p>There has been a window project in the past which did not respect the historic integrity of the original building. Main Floor existing wood windows have been replaced with dark bronze aluminum insulated windows. Many of the other existing wood window locations have had inexpensive aluminum storm windows attached to the exterior face of the wood windows. The natural aluminum mill finish stands out in contrast to the dark painted original wood windows. These aluminum storm windows should be replaced with new exterior storm windows which protect the existing wood windows from the exterior elements, but which minimize the blocking of the view of the original windows by virtue of a smaller frame sightline, utilize a compatible frame color, and non glare glass. The goals are to retain the existing historic wood windows, protect them from the elements, increase energy efficiency, and maximize the view of the existing historic windows. See <b>Photos A8, A10, and A11</b>.</p> <ul style="list-style-type: none"> <li>• Remove existing aluminum storm windows</li> <li>• Clean prep, paint existing wood windows</li> <li>• Install new metal storm windows</li> <li>• Seal/Caulk the window opening</li> </ul>	<b>\$43,200.</b>

Priority	UniFormat Element	Cost
	<ul style="list-style-type: none"> <li>Existing steel windows should be cleaned, prepped, painted.</li> </ul>	<b>\$9,800</b>
<b>S</b>	<p><b>Exterior Doors – B2030</b></p> <p><b>Glazed Doors &amp; Entrances – B2031</b> Existing steel entrance doors, frames, and transoms: clean, prep, paint. See <b>Photo A8</b>. Existing replacement aluminum entrance doors, frames, and transoms: retain as is.</p> <p><b>Overhead Doors – B2034</b> Existing overhead door, north wall of the stage area: Good condition.</p>	<b>\$4,000.</b>
	<p><b><u>Roofing – B30</u></b></p>	
<b>S</b>	<p><b>Roof Coverings – B3010</b></p> <p><b>Roof Finishes – B3011</b> The existing roof is reported to be a single ply membrane, Firestone EPDM roof. It was installed in 2003 by Guarantee Roofing of Norfolk, Nebraska including a single layer of 1 inch polyiso roof insulation, and flashings. A warranty is in place and runs through 2018. At that time it is recommended that the membrane roof be inspected.</p>	
<b>S</b>	<p>As the warranty is nearing it's limits, a new membrane roof should be considered, with an inspection of the insulating value of the existing roof insulation in place. Typically membrane roofs do extend to their warranted life IF they have been regularly inspected and maintained. If it is determined that the roof's insulating value is less than R 38, the insulation should be supplemented with additional insulation. If it is determined that the existing roof insulation has become saturated over the years and has minimal existing R value, replacement should be considered.</p>	
	<p>Remove existing single ply membrane EPDM roof and flashing Add rigid roof insulation Install new single ply membrane roof and flashings</p>	<b>\$104,148.</b>

Priority	UniFormat Element	Cost
S	<p><b>Flashings &amp; Trims – B3014</b> At the time of existing roof inspection as recommended under <b>B3011</b> above, all membrane roof flashings should be replaced. Sheet metal flashings should be inspected and replaced as necessary.</p>	\$4,000.
S	<p>The concrete roof parapet trim pieces should be cleaned, and caulked. <b>See B2010.</b></p>	
S	<p><b>Roof Eaves &amp; Soffits – B3015</b> The existing entrance marquee canopies should be cleaned, metal surfaces prepped, and painted. Take care in treating the existing materials, as this is an historic structure, and repair of existing conditions is the preferred action, as opposed to replacing what has been damaged. The soffits should be inspected, cleaned, caulked, and painted. Replace any soffit panels which are damaged. <b>See Photo A12.</b></p>	\$1,725
	<p>Clean existing metal marquee canopies (Main entry at South, secondary access at East). Prep for painting, paint. Inspect marquee canopy soffits. Clean, prep, paint. Seal existing joints.</p>	\$2,275
	<p><b>Gutters &amp; Downspouts – B3016</b> There are no existing gutters and downspouts.</p>	
S	<p><b>Roof Openings – B3020</b> <b>Roof Hatches – B3022</b> Close off existing roof access hatch from the interior. There is no existing safe access from the interior to this roof hatch.</p>	\$400.
	<p><b>BUILDING EXTERIOR, GENERAL CONSTRUCTION</b></p>	\$257,400.
	<p><u>Interior Construction – C10</u></p>	
M	<p><b>Partitions – C1010</b> <b>Permanent Partitions/walls – C1011</b> Existing plaster walls are generally in good condition. Clean. Prep, and paint all interior surfaces. <b>See Photos A13 and A14.</b></p>	
	<p><b>Toilet Partitions – C1014</b> There are no metal toilet partitions.</p>	

Priority	UniFormat Element	Cost
S	<p><b>Interior Doors – C1020</b>  <b>Interior Doors/Frames/Hardware – C1021</b>  Many doors that have not already been replaced have original hardware. See <b>Photo A15</b>. Hardware should be replaced.  Clean prep, and paint all existing painted doors and frames.</p>	
M	<p><b><u>Stairs – C20</u></b></p> <p><b>Stair Construction – C2010</b>  <b>Stairs – C2011</b>  Interior stairs are in good condition.  <b>Stair Handrails – C2014</b>  Stair handrails do not meet current codes, or are non-existent. However, due to this being a historic structure, the handrails are allowed to continue as they exist today unless the code Authority Having Jurisdiction judges this to be a dangerous condition. See <b>Photos A15 and A16</b>.</p> <p><b>Balcony railings – C2016</b>  The existing concrete tiered auditorium balconies have low walls in lieu of front guardrails and do not meet current codes regarding height. See <b>Photos A17 and A18</b>. However, these tiered auditorium seats are no longer used. The low walls would need additional railings added to them if this is judged to be a dangerous situation by the code Authority Having Jurisdiction.</p>	
M	<p><b>Exterior Fire Escape Stair – C2018</b>  Good condition structurally. Should be cleaned, prepped, painted. See <b>Photo A19</b>.</p>	
S	<p><b><u>Interior Finishes – C30</u></b></p> <p><b>Wall Finishes – C3010</b>  Wall Finishes to Interior Walls – C3012  Install new walls to close off stage area from Auditorium to the general public. Inset to allow view of existing plaster Art Deco wall detailing. See <b>Photo A21</b>.</p>	

Priority	UniFormat Element	Cost
M	<p>Auditorium area plaster walls and brick walls are in good condition. See <b>Photos A14, A20, and A21</b>. Clean, prep, and paint plaster walls.</p>	
S	<p><b>Floor Finishes – C3020</b>  <b>Flooring – C3024</b>  Auditorium wood floor requires refinishing, or replace with another floor finish as appropriate for a community use rental hall. See <b>Photos A20 and A21</b>.</p>	
S	<p>Kitchen- replace red quarry tile floor. See <b>Photo A22</b>.  Balance of finished spaces- remove existing carpet or tile floor with new finishes. See <b>Photos A23, A25, A26</b>.</p>	
M	<p>Existing terrazzo flooring at Lobby and Foyer is in good condition. Requires cleaning.</p>	
S	<p><b>Ceiling Finishes – C3030</b>  <b>Ceiling Finishes – C3031</b>  Auditorium – install new suspended acoustic tile ceiling system. In areas above the balcony seating, replace existing acoustic tile with new suspended tile system. See <b>Photo A24</b>.</p>	
S	<p>All spaces, replace existing ceilings with new acoustic tile systems. See <b>Photo A25</b>.</p>	
<p><b>BUILDING, GENERAL CONSTRUCTION</b></p>		<hr/> <p><b>\$ 1,121,400</b></p>
<p><b>Plumbing – D20</b></p>		
M	<p><b>Plumbing Fixtures – D2010</b>  Existing Conditions:  Most of the existing plumbing fixtures appear to be in good working order. The shower facilities in the locker room do not appear to be used very often.</p> <p>As part of the recommended remodel, the main floor toilet facilities, central to the main floor area, will be remodeled and added to, to increase the capacity and conform to current accessibility requirements. See <b>Photos A26, A27, and A28</b>.</p>	<p><b>\$150,000</b></p>

Priority	UniFormat Element	Cost
M	<p><b>Domestic Water Distribution – D2020</b>  <b>Hot &amp; Cold Water Service – D2021</b>  Existing Conditions:  Piping has been replaced with copper since the building was constructed. Piping that was visible appears to be in good shape</p>	
	<p><b>Domestic Water Supply Equipment – D2023</b>  Existing Conditions:  The existing water heater is relatively new and sized for the current usage of the building excluding heavy shower usage. The unit has a 50 gallon tank and 40 MBH gas fired input.</p>	
	<p><b>Rain Water Drainage – D2040</b>  <b>Pipe &amp; Fittings – D2041</b>  Existing Conditions:  A very limited amount of roof drain piping is exposed. The piping that was observed has been replaced with PVC and appears to be in good shape.</p>	
	<p><b>Special Plumbing Systems – D2050</b>  <b>Interceptors – D2053</b>  Existing Conditions:  The kitchen has a small floor mounted grease interceptor below the sink. It appears to be in decent shape.  Recommendation:</p>	
	<p>Remove existing grease interceptor as part of kitchen demolition.</p>	<b>\$1,000</b>
	<p><b><u>HVAC – D30</u></b></p> <p><b>Energy Supply – D3010</b>  <b>Gas Supply System – D3012</b>  Existing Conditions:  The existing gas piping system serves the domestic water heater and hot water boiler located in the basement at the north end of the building. The meter is located near the North Entrance and is protected by 3 bollards. The piping system appears to be in good shape.</p>	

Priority	UniFormat Element	Cost
S	<p><b>Hot Water Supply System – D3015</b></p> <p><b>Heat Generating Systems – D3020</b>  <b>Boilers – D3021</b>  Existing Conditions:  An existing Peerless boiler was installed in 1994. The total heating capacity is 1,169 MBH.</p> <p><b>Boiler Room Piping &amp; Specialties – D3022</b>  <b>Auxiliary Equipment – D3023</b>  Existing Conditions:  Two inline constant volume pumps circulate the hydronic hot water throughout the building. The existing expansion tank does not have a label or any information to determine an exact age. The tank appears to be quite old.  Recommendations:  Remove and replace the existing hot water expansion tank with a new diaphragm style tank. Install a new air/dirt separator to prevent air build up in the existing piping system.</p> <p><b>Insulation – D3024</b>  Existing Conditions:  The existing piping insulation that is accessible appears to be in good shape.</p> <p><b>Cooling Generating Systems – D3030</b>  <b>Direct Expansion Systems – D3032</b>  Existing Conditions:  Three existing 20 T condensing units provide the bulk of the cooling for the building. These units located on the North side of the building are each connected to a separate air handler serving the auditorium space. These units were installed in 1999. Additional cooling for the portion of the building South of the auditorium is supplied by three small residential split systems. The condensing units are hung from the building in such a manner as to be not be easily or readily accessible.</p> <p><b>Distribution Systems – D3040</b>  <b>Air Distribution Systems – D3041</b>  Existing Conditions:  Ductwork serving the auditorium is very limited and includes</p>	<b>\$12,500</b>

Priority	UniFormat Element	Cost
M	<p>sidewall supply at the north end near the stage. Overall distribution effectiveness of this setup is very poor creating temperature stratification and comfort issues.</p> <p>Recommendations: Provide new distribution ductwork above a new lower lay-in ceiling in the auditorium space to fully distribute the supply air throughout the zone.</p> <p><b>Controls &amp; Instrumentation – D3060</b> Existing Conditions: All thermostats are standalone and do not interconnect to a central control system. The thermostats serving the auditorium space are programmable. Thermostats serving the smaller split systems are not programmable. Recommendation: Install a programmable thermostat for 3 split systems on the south side of the building.</p>	<p><b>\$30,000</b></p>
M	<p><b><u>Fire Protection – D40</u></b></p> <p><b>Fire Protection &amp; Sprinkler Systems – D4010</b> <b>Sprinkler Water Supply – D4011</b> Existing Conditions: There is no existing fire suppression system in the building. Recommendation: Install a new fire suppression system per the requirements of NFPA 13.</p> <p><b>Fire Protection Specialties – D4030</b> <b>Fire Extinguishers – D4031</b> <b>Fire Extinguisher Cabinets – D4032</b> Currently there are fire extinguishers in the entrance foyer, kitchen, stages areas, 2<sup>nd</sup> floor spaces, and main floor office areas. This appears currently acceptable to the state fire marshal. See <b>Photos A29, A30, and A31</b>.</p>	<p><b>\$216,000</b></p>
	<p><b>BUILDING, MECHANICAL:</b></p>	<hr style="width: 100%;"/> <p><b>491,400.</b></p>

Priority	UniFormat Element	Cost
<b>S</b>	<p data-bbox="375 281 594 317"><b><u>Electrical – D50</u></b></p> <p data-bbox="375 359 971 432"><b>Electrical Service and Distribution – D5010 Service – D5012</b></p> <p data-bbox="375 480 634 516">Existing Conditions:</p> <p data-bbox="375 520 862 556">The Facility has a total of (3) services</p> <p data-bbox="375 560 878 596">Service 1 – north end – 480V; 3-phase</p> <p data-bbox="375 600 1218 753">This service is fed underground from pole mounted transformers; the panel does not have a single main – there are (4) breakers with loads and space for (2) additional breakers. Technically this service has (4) mains with space for (2) more. See <b>photo E1</b>.</p> <p data-bbox="375 758 1102 793">Service 2 – north end service – 120/240V; single-phase.</p> <p data-bbox="375 798 1224 911">This service is fed overhead from pole mounted transformers; the service panel was undetermined and therefore the number of mains is unknown. See <b>photo E2</b>.</p> <p data-bbox="375 915 1000 951">Service 3 – south end – 120/240V; single-phase</p> <p data-bbox="375 955 1174 1029">This service is fed overhead from pole mounted transformers; there appears to be one main disconnect. See <b>photo E3</b>.</p> <p data-bbox="375 1033 1229 1230">The service equipment is in fair to good condition. It is unusual for this number of services and at least 6 mains in this size of facility. Six mains are allowed by code. It there was a requirement to totally shut power off it would be easier for the power company to shut off primary power.</p> <p data-bbox="375 1234 631 1270">Recommendations:</p> <p data-bbox="375 1274 1235 1388">The electrical service should be replaced in its entirety. This would include a single point service entry with distribution to the different load points in the facility.</p> <p data-bbox="440 1434 725 1467"><b>Distribution – D5014</b></p> <p data-bbox="375 1472 634 1507">Existing Conditions:</p> <p data-bbox="375 1512 1224 1665">A 480 volt, 3-phase panel that is considered a service panel was installed for the HVAC upgrade. This panel is located on the west exterior of the building and feeds the 480V air-cooled condensers and through a step-down transformer feeds a 240volt panel.</p> <p data-bbox="375 1669 1239 1785">240 volt single phase panels are located on the stage area that feed loads at the stage and gym areas as well as the locker rooms below. See <b>photo E4</b>.</p> <p data-bbox="375 1789 1234 1902">Several additional panels, typically load centers, are located in the office, kitchen and community room areas and feed loads in their respective vicinity. Kitchen panels are located in the men’s</p>	<b>\$21,000</b>

Priority	UniFormat Element	Cost
S	<p>restroom. See photo E5.</p> <p>The electrical panels vary in age and condition. Original panels have all been replaced and some of those have been replaced a couple of times.</p> <p>Recommendations:</p> <p>The distribution should be upgraded in its entirety. The equipment would be fed from the new service equipment.</p>	<b>\$49,000</b>
M	<p><b>Lighting &amp; Branch Wiring – D5020</b></p> <p><b>Devices – D5021</b></p> <p>Existing Conditions:</p> <p>Devices for the most part are adequate for the operation of the building today. It appears GFI outlets are provided where required. Some areas depending on the activity intend a shortage and lack of placement due to the number of extension cords used that was observed during the site investigation.</p> <p>Recommendations:</p> <p>If the branch wiring is replaced the devices should be replaced as well. The convenience outlets should include tamper resistant type because of the number of children that may be at the facility.</p>	<b>\$12,000</b>
M	<p><b>Interior Lighting – D5022</b></p> <p>Existing Conditions:</p> <p>Lighting system is make up of several types of luminaires. The majority of which are fluorescent and includes recessed troffers, wraparounds and strips. Many of the fluorescent lamps are T12 (1- ½” in diameter) and are obsolete. The gym lighting is 1000 watt incandescent. Gym units are changed by lift from the floor. See <b>photo E6, E7 &amp; E8.</b></p> <p>The lighting system for the most part is in fair condition. Lighting in the southeast office area is in good condition. The gym, stage and locker room areas are switched from the panels. This is being done by people renting the hall and is not a good situation especially considering the age of the panels.</p> <p>Recommendations:</p> <p>The lighting system should be upgraded to provide safe lighting levels and equipment to withstand the environment they are installed. The system features should include energy conservation and less maintenance as well as dimming or multi-level switching for various events.</p> <p>Theatrical lighting would be removed and not replaced. General</p>	<b>\$90,000</b>

Priority	UniFormat Element	Cost
M	<p>lighting would installed in the space. If any performances would be held here and this type of lighting was required, portable stage lighting would be utilized. Electrical distribution would include connections for this temporary lighting.</p> <p>Upgrading the lighting will require meeting the International Energy Conservation Code (IECC) that will require automatic off controls and determine total building lighting wattage allowance.</p>	
	<p style="text-align: center;"><b>Exterior Lighting – D5023</b></p> <p>Existing Conditions: Exterior Lighting system include what looks like some original luminaires that were most likely incandescent, HID lighting that was added to improve the site lighting and post-top site lighting. The updated lighting does not blend in with the architecture and there is a lot of surface mounted conduit and back-boxes. The original luminaires appear not to work and with missing lenses has become home to birds. The existing pole lighting is far enough away from the building to not have a visual impact. See <b>photo E9, E10, E11 &amp; E12.</b></p> <p>Recommendation: Remove the updated lighting and replace the original with more authentic lighting with updated light source or refurbish the original lighting.</p>	<b>\$11,000</b>
S	<p style="text-align: center;"><b>Branch Wiring – D5024 (See D5041 for grounding)</b></p> <p>Existing Conditions: The wiring system includes all panel and equipment feeders and wiring for devices and lighting. The wiring varies in age and has various insulation types. The conductors are installed in conduit and most are copper with thermoplastic insulation. There have been recent occurrences where outages in areas were not traceable and so these areas were rewired. This is an indication that some of the older cable is being to fail.</p> <p>Recommendations: Branch wiring should be upgraded in its entirety using copper conductors in conduit. This would include all panel and equipment feeders and wiring for devices and lighting.</p>	<b>\$128,000</b>

Priority	UniFormat Element	Cost
S	<p><b>Communication &amp; Security Systems – D5030</b>  <b>Fire Alarm Systems – D5031</b></p> <p>Existing Conditions:  The fire alarm system consists of detection and automatic shut-down of the air-handling units. There are several locations with self-contained battery-type smoke detectors. See <b>photo E13 &amp; E14</b>.</p> <p>Recommendations:  Install a fire alarm system with automatic and manual activation and automatic notification. The system would include voice evacuation for the auditorium/gym area, HVAC shutdown and connection to a fire protection system if it were installed. Audio/visual devices would be installed in areas required by code and the authority having jurisdiction.</p>	\$49,000
	<p><b>Special Electrical Systems – D5040</b>  <b>Grounding Systems – D5041</b></p> <p>Existing Conditions:  With the multiple service locations there is not a common ground in the building so that the potential for different levels of ground resistance creating an unsafe condition. Some of the older branch circuits and feeders do not have a green ground and rely on the conduit for a ground. If the conduit separates there is no longer a ground.</p>	
N/A	<p>Recommendations:  Install common grounding point at recommended service point.</p>	\$0
C	<p><b>Emergency Lighting – D5042</b></p> <p>Existing Conditions:  The emergency lighting consists of exits and emergency “bugeye” luminaires. Most of the exit doors locations are covered but the equipment is outdated and some are burned out. The decorations that were being installed during the evaluation walkthrough covered many of the exits. Not all units were not reachable for testing and not all units were tested. See <b>photo E15 &amp; E16</b>.</p>	\$21,000
	<p>Recommendations:  Upgrade the emergency lighting utilizing LED technology. Locate units as required along an established path of egress. Enforce facility users to maintain a clean path and view of all exits and exit</p>	

Priority	UniFormat Element	Cost
	lighting. Install emergency lighting on the exterior of the building to allow save emergency exiting from the building from the building.	
	<b>BUILDING, ELECTRICAL</b>	<b>\$457,200.</b>
	<b>Other Equipment – E1040</b> <b>Residential Kitchen Equipment – E1044</b> Replace existing cabinets, sinks, and equipment as part of the Serving Kitchen remodel.	

### **Summary, Opinion of Probable Construction Costs**

---

- Building - **General construction**: \$ 1,121,400.
- Building - **Mechanical** items including Heating, Ventilating, Air Conditioning, Plumbing, and fire sprinklers: \$ 491,400.
- Building - **Electrical** items, including power, lighting, controls: \$ 457,200.
- Construction Contingency- 10%: \$ 207,000.

Total estimate of probable building renovation construction cost: **\$ 2,277,000.**

## Referenced Photographs

---



Photo A1

Referenced photos – architectural



Photo A2

Referenced photos – architectural



Photo A3

Referenced photos – architectural



Photo A4



Photo A5

Referenced photos – architectural



Photo A6

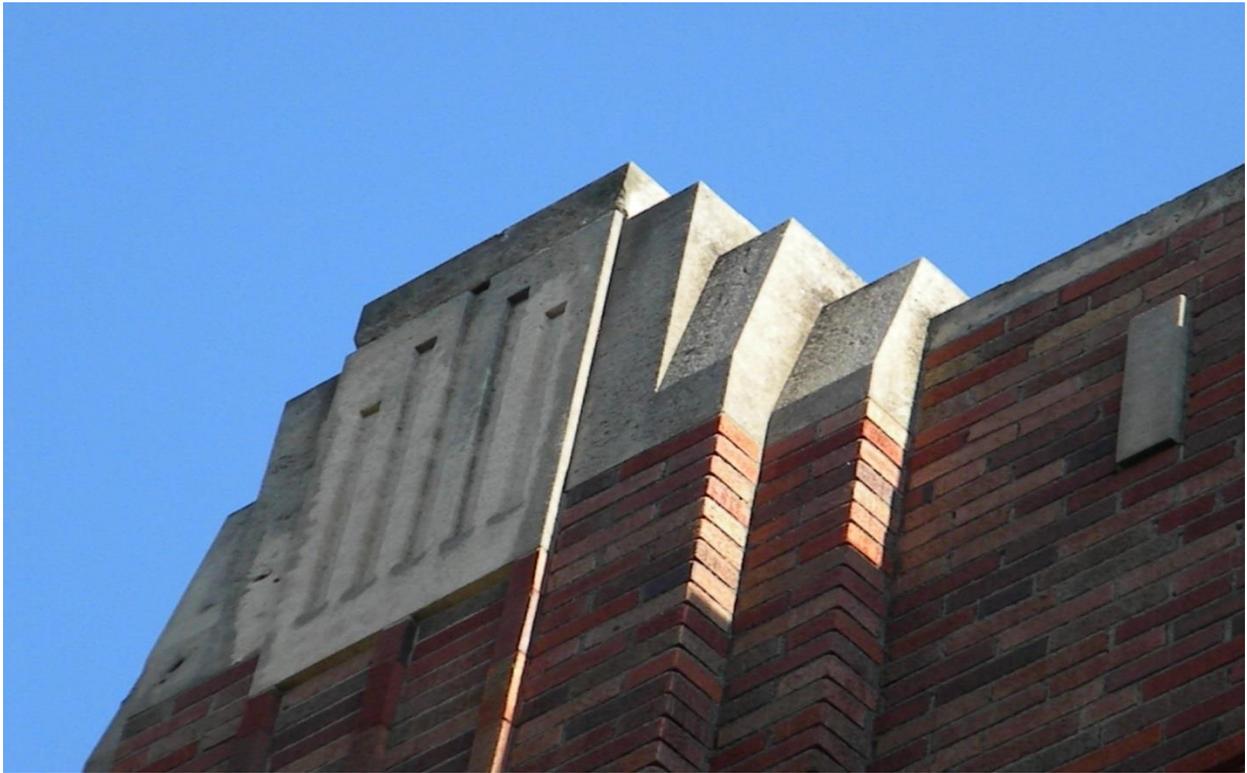


Photo A7

Referenced photos – architectural



Photo A8



Photo A9

Referenced photos – architectural



Photo A10



Photo A11

Referenced photos – architectural



Photo A12



Photo A13

Referenced photos – architectural



Photo A14



Photo A15

Referenced photos – architectural



Photo A16



Photo A17

Referenced photos – architectural



Photo A18



Photo A19

Referenced photos – architectural



Photo A20



Photo A21

Referenced photos – architectural



Photo A22



Photo A23

Referenced photos – architectural



Photo A24

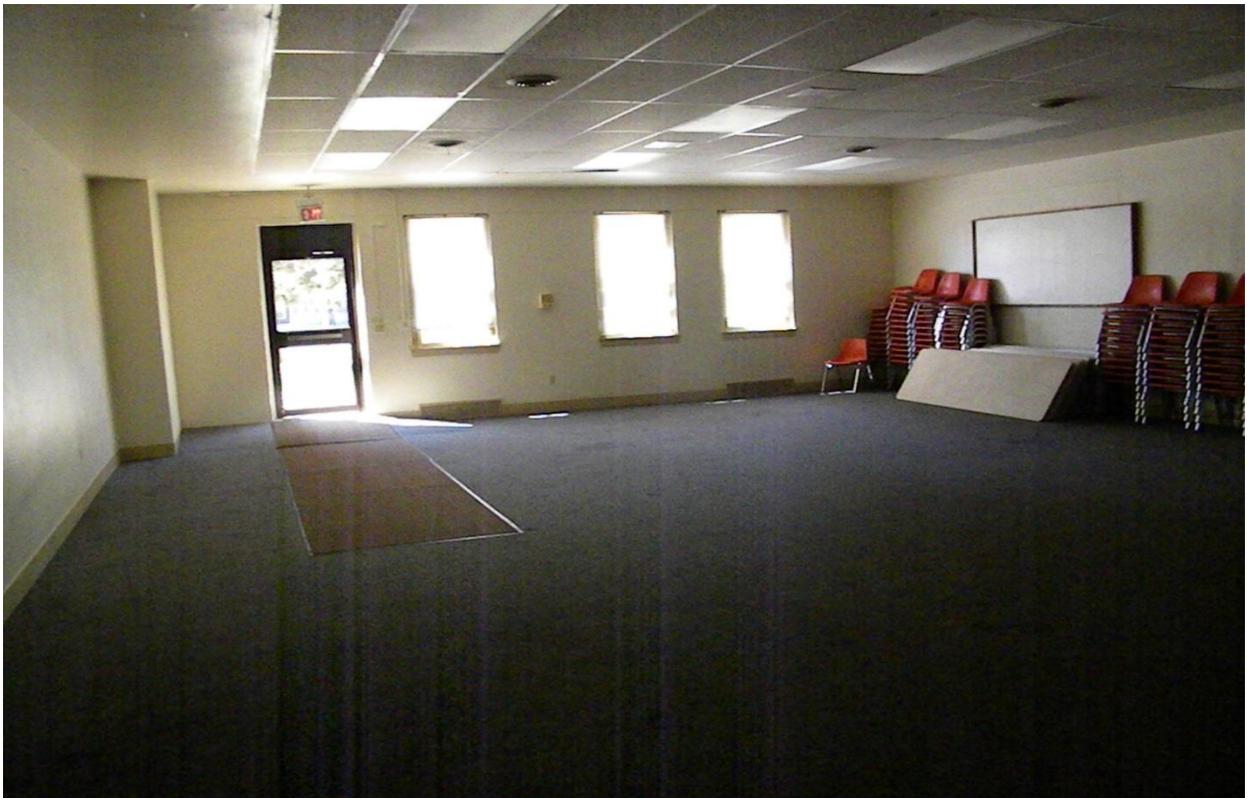


Photo A25

Referenced photos – architectural



Photo A26



Photo A27

Referenced photos – architectural



Photo A28

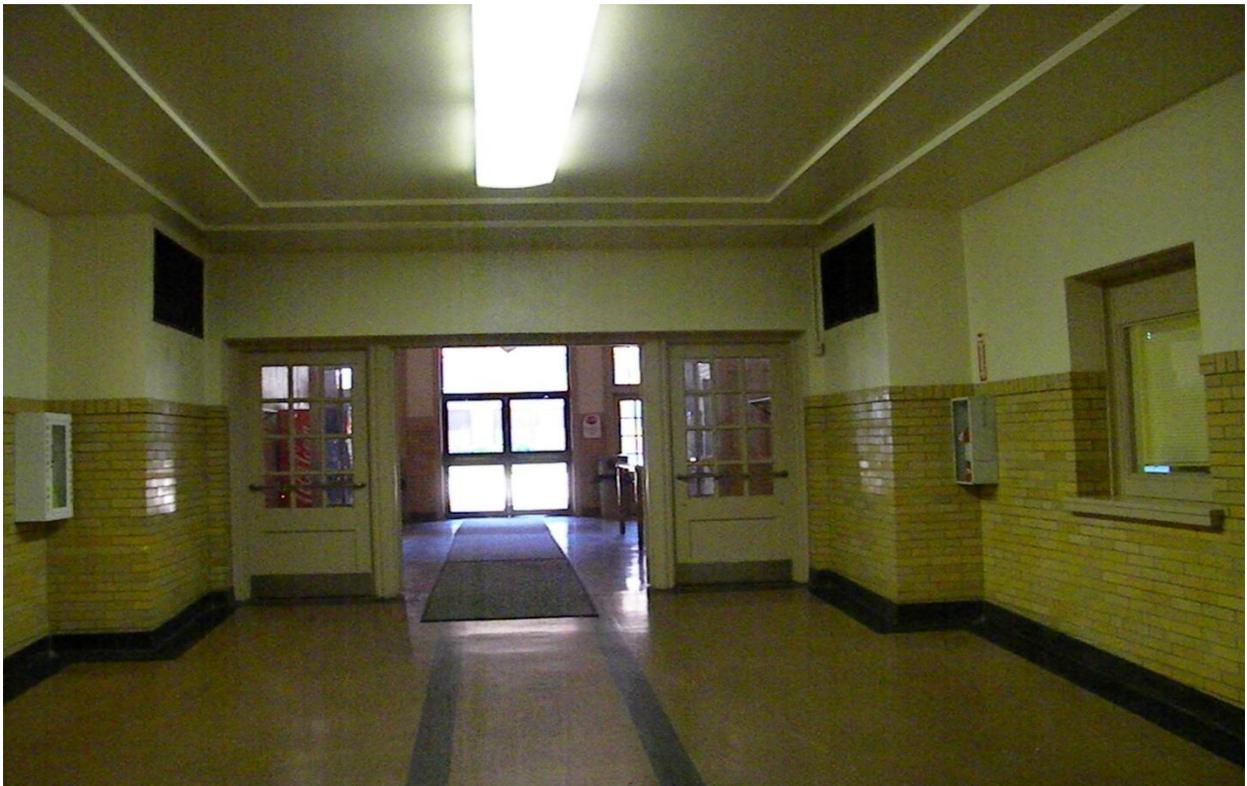


Photo A29

Referenced photos – architectural



Photo A30



Photo A31



Photo M1



Photo M2

Referenced photos - mechanical



Photo M3



Photo M4

Referenced photos - mechanical



Photo M5



Photo M6

Referenced photos - mechanical



Photo M7

Referenced photos - mechanical



Photo M8

Referenced photos - mechanical



Photo M9

Boyertown

# PEERLESS

## CAST IRON BOILERS

### GAS

### BOILER



NRTL

BOILER No. [ ]

SERIAL No. [ ]

MAX. B.T.U. INPUT PER HR. [ ]

MIN. B.T.U. INPUT PER HR. [ ]

D.O.E. HTG. CAPACITY B.T.U./HR. [ ]

WATER  
STEAM

GROSS OUTPUT B.T.U./HR. [ ]

MAX. GAS SUPPLY PRESSURE IN. W.C. [ ]

MIN. GAS SUPPLY PRESSURE IN. W.C.  
FOR PURPOSE OF INPUT ADJUSTMENT [ ]

NORMAL MANIFOLD PRESSURE IN. W.C. [ ]

EQUIPPED FOR [ ] B.T.U. [ ]

CATEGORY No. [ ] MAX. LIMIT SETTING [ ] °F

NET [ ]

I.B.R. [ ]

RATINGS [ ]

SQ.FT. STEAM  
B.T.U./HR. STEAM  
B.T.U./HR. WATER

ANSI Z21.13 [ ]

LOW PRESS. BOILERS

115 VOLTS - 60 HZ - LESS THAN 12 AMPS

THE PEERLESS HEATER COMPANY  
DIV. OF PEERLESS INDUSTRIES INC.  
BOYERTOWN, PA 19512

9213

WARNING: THIS BOILER HAS BEEN RE-RATED  
IN ACCORDANCE WITH THE U. S. CONSUMER  
PRODUCT SAFETY COMMISSION CASE  
NO. RP980112.

THE NEW INPUT RATE IS 1,467,000 BTU  
PER HOUR.

9320-09

Photo M10



Photo M11

Referenced photos - mechanical



Photo E1



Photo E2

Referenced photos - electrical



Photo E3



Photo E4

Referenced photos - electrical



Photo E5



Photo E6

Referenced photos - electrical



Photo E7



Photo E8

Referenced photos - electrical



Photo E9



Photo E10

Referenced photos - electrical



Photo E11



Photo E12

Referenced photos - electrical



Photo E13



Photo E14

Referenced photos - electrical



Photo E15



Photo E16

Referenced photos - electrical

## **C. Facility Functional Assessment**

The **Functional Assessment** is intended to:

- Identify current existing functions occurring within the existing spaces.
- Estimate the current utilization (percentage) of the extent the space is utilized today.

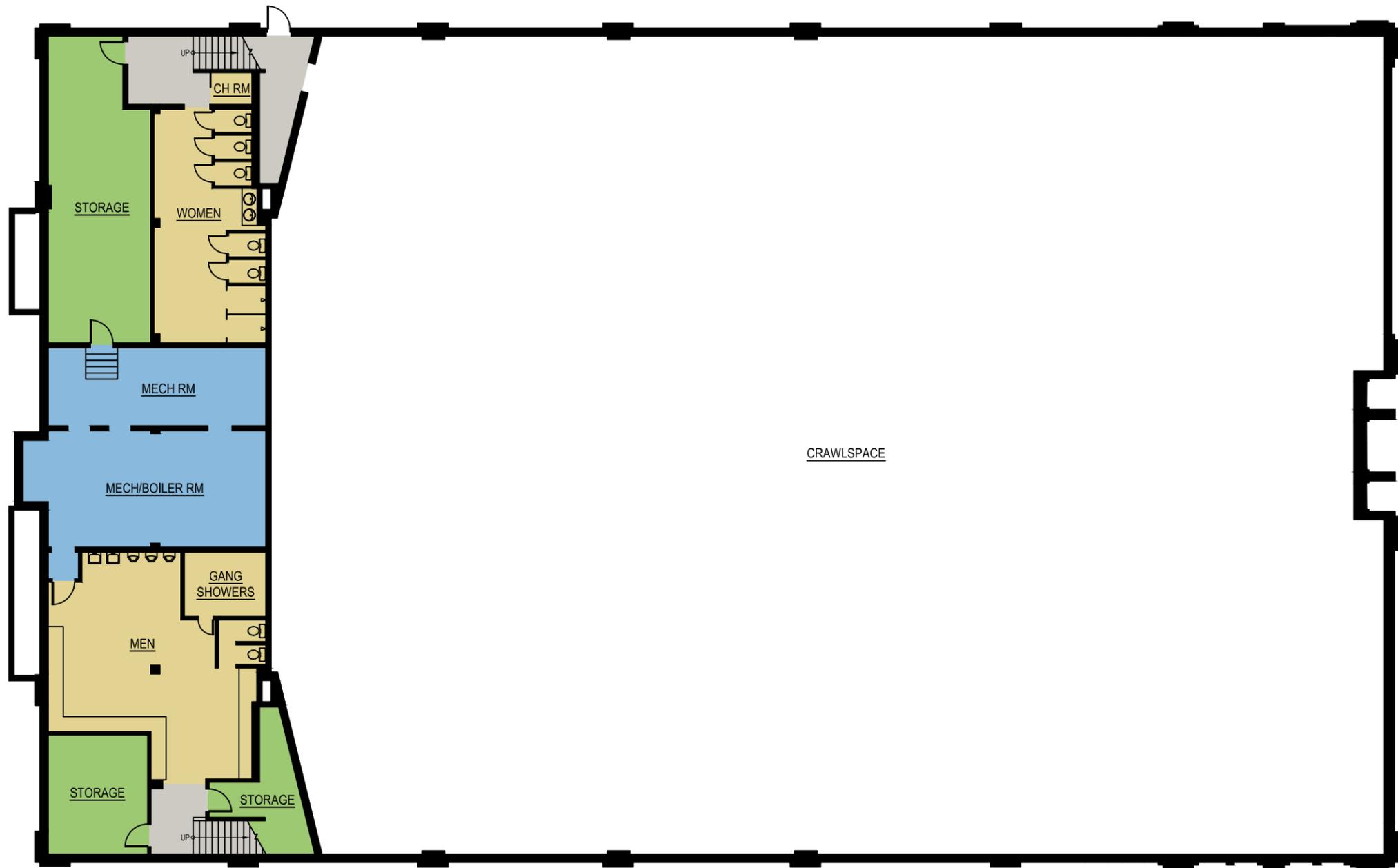
### **Facility Functional Assessment Methodology**

To perform the Functional Assessment portion of this report, we have:

- **Created existing floor plans**, based on a starting point of review of a limited number of 1935 original building drawings available from the city, and following up with onsite observations of current facility conditions.
- **Observed the existing use of the building**, and discussed recent history of use with the city's facilities personnel.
- **Categorized existing utilization** in basic categories, and created plans which represent this observed utilization:
  - Rarely Used
  - Occasionally Used
  - Often Used

See the following plans, as follows:

- **Existing building floor plans**- First Floor, partial Second Floor, partial Basement level.
- **Utilization plans**: First Floor, partial Second Floor, partial Basement level.



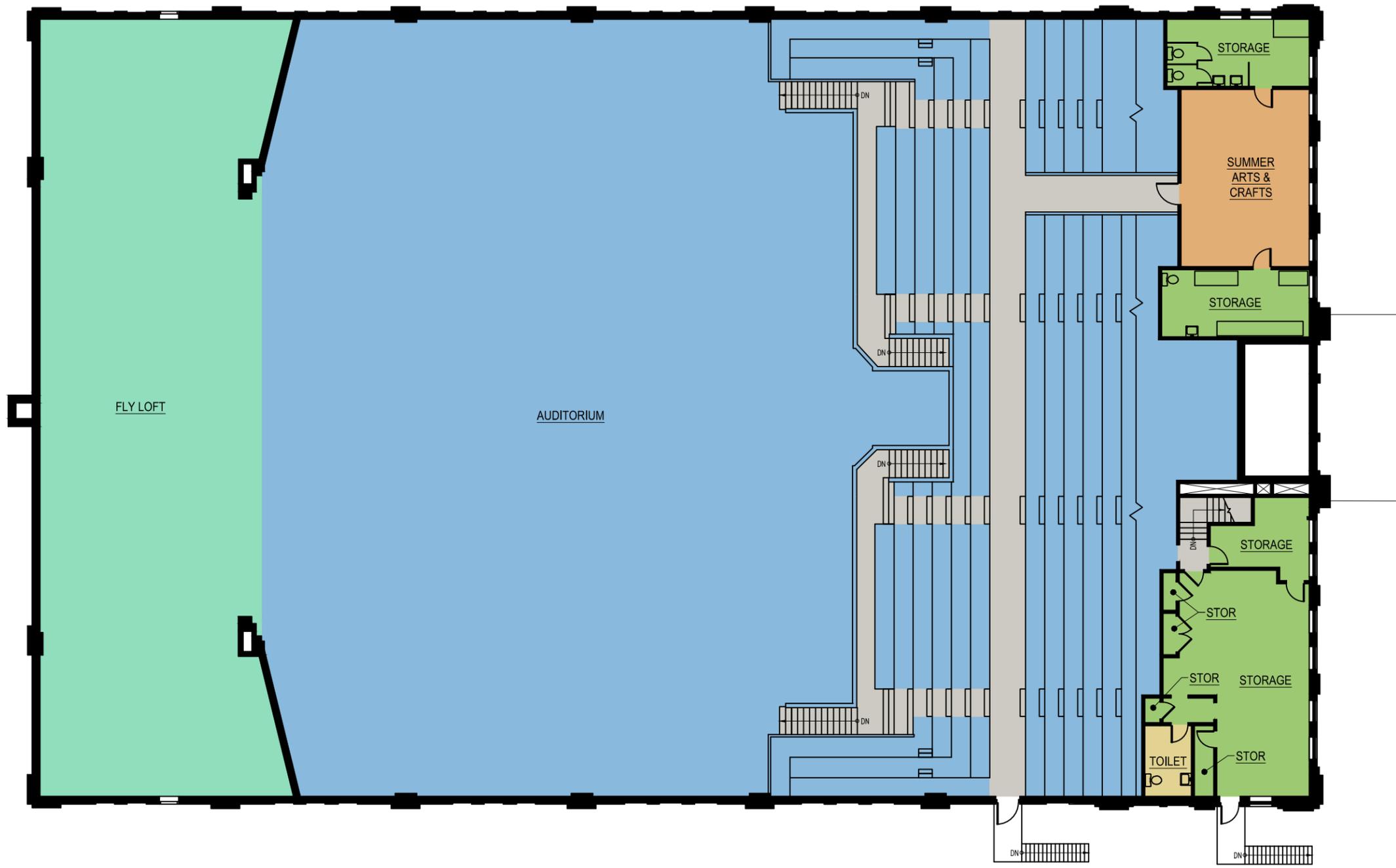
FUNCTION LEGEND:

- MECHANICAL
- RESTROOM/ LOCKER RM/ CHANGING RM
- STORAGE
- CIRCULATION

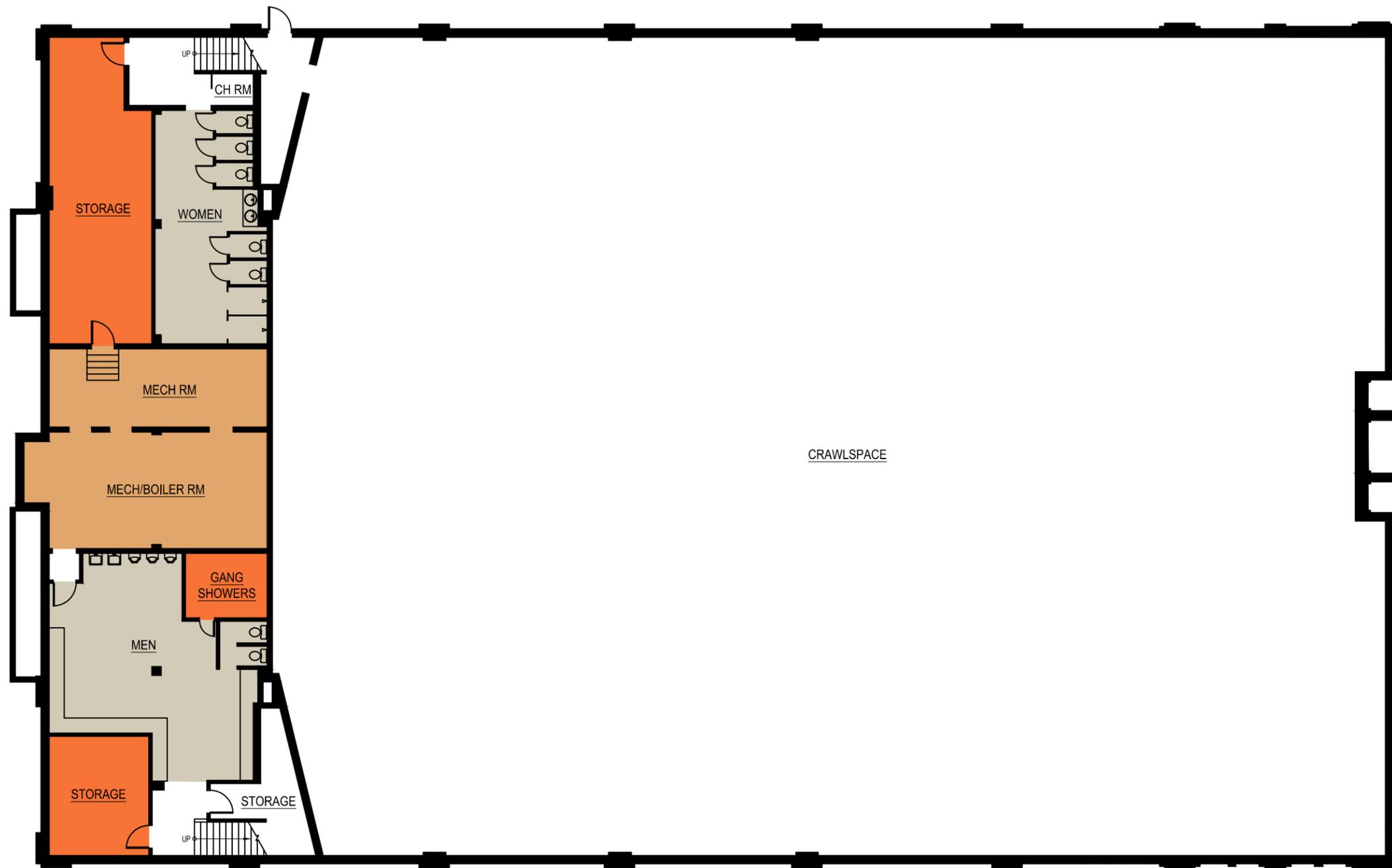


**FUNCTION LEGEND:**

- AUDITORIUM
- STAGE
- OFFICE
- MEETING ROOM
- RESTROOM/ KITCHEN/ LAUNDRY/ CUSTODIAL
- STORAGE
- CIRCULATION



- FUNCTION LEGEND:**
- AUDITORIUM
  - STAGE
  - PROJECT ROOM / ARTS & CRAFTS
  - RESTROOM
  - STORAGE
  - CIRCULATION



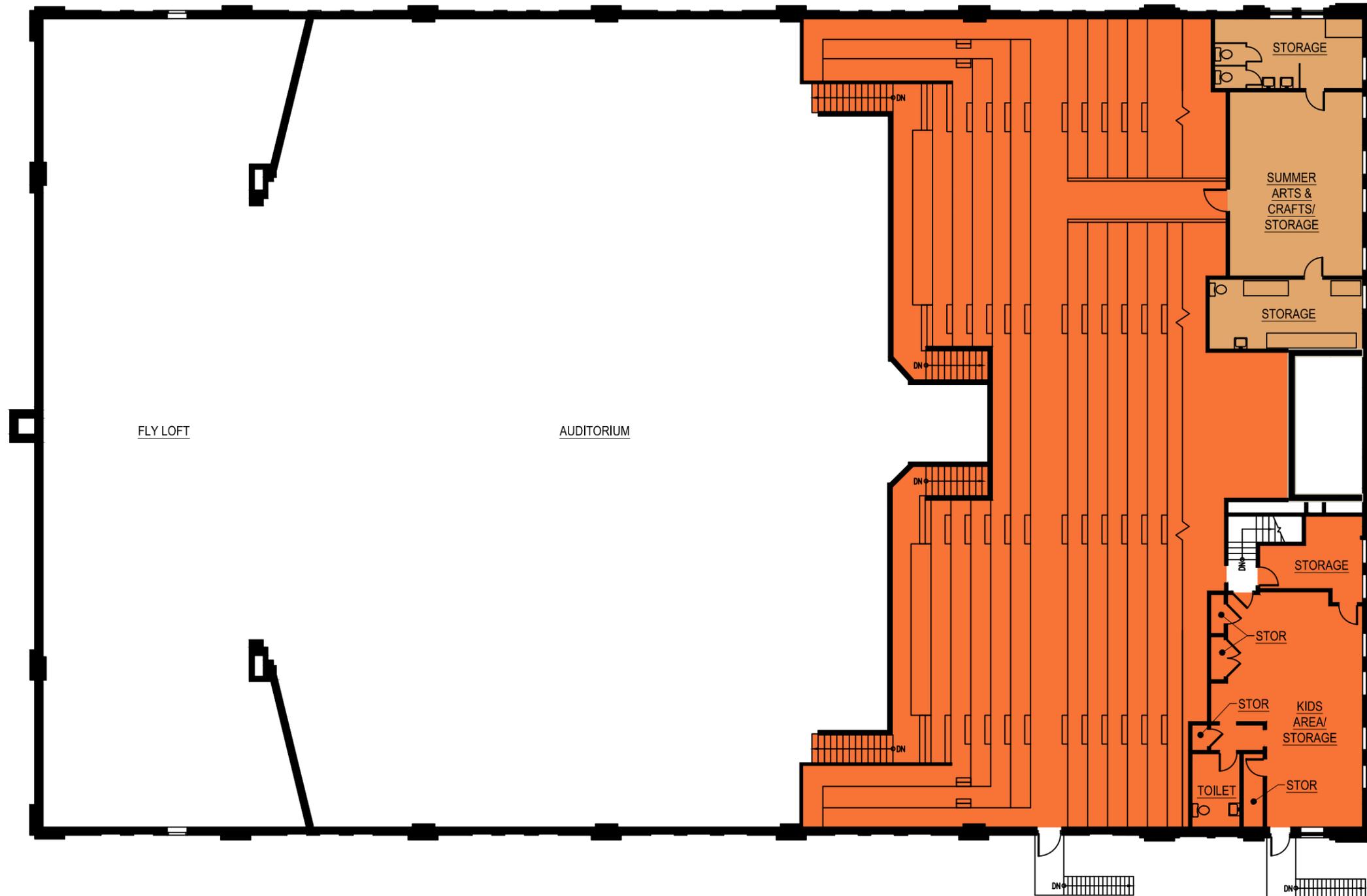
**UTILIZATION LEGEND:**

- RARELY USED (0-20%)
- OCCASIONALLY USED (21-80%)
- OFTEN USED (81-100%)



**UTILIZATION LEGEND:**

- RARELY USED (0-20%)
- OCCASIONALLY USED (21-80%)
- OFTEN USED (81-100%)



**UTILIZATION LEGEND:**

- RARELY USED (0-20%)
- OCCASIONALLY USED (21-80%)
- OFTEN USED (81-100%)

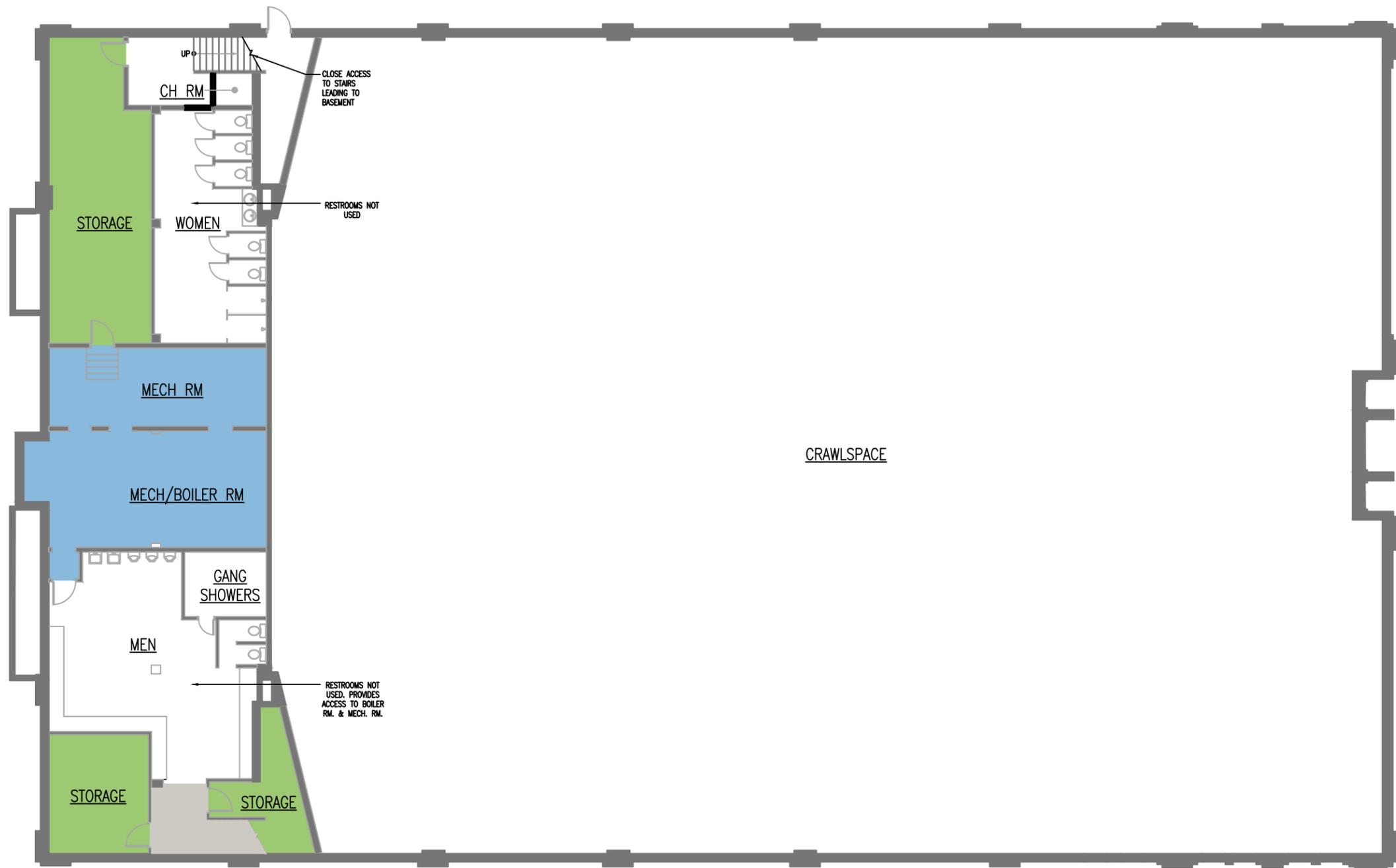
## **D. Renovation Study and Concept Plans**

This portion of the study responds to the need for a future vision, the creation of **preliminary concept plans**. The plans intend to respond to anticipated community needs, and the city's willingness and ability to respond to those needs. Based on interviews, discussions with city representatives and staff, and relying on their ability to predict community needs based on past experiences with user groups.

The remodel concept ideas presented herein are based on the following key points, which were seen as the needed focus for a renovation:

- The Auditorium is to remain principally a reception hall, as there is strong community need for reception area of this size, and in this economic range regarding rental fees.
- Recreation programming is also seen as a community need for this facility. As such, flexibility should be built into the renovation design of the spaces.
- The stage area should be closed off to the general public, as well as access to the lower level bathroom spaces. New handicapped accessible bathroom facilities of proper number for each gender are to be provided on the main floor level for ease of access. Limited access to the stage area by the public may remain for storage access, and general access to remain to the stage area and the lower level by auditorium maintenance staff.
- Create main floor handicapped accessible restroom facilities, and in number to accommodate the number of people the auditorium will hold from Assembly Use standpoint.
- There is a need for more meeting hall spaces for the public.
- There is a need for office spaces in the renovation design.
- The existing concrete tiered balcony auditorium seats are not in use as originally designed. We anticipate allowing them to remain in place in the renovation design, allowing access to the second floor spaces and saving the expense of demolition. Should the need arise for additional space in the building, and the decision be made to increase the construction budget, it is possible to demolish the concrete tiered seats and construct additional Second Floor space. This may be feasible in a private-public partnership renovation, or fully private, based on an anticipated mixed use vision.
- The second floor can be utilized as finished space in the renovation design. Possibly as small meeting rooms, small activity rooms, or office spaces.
- The existing kitchen would be remodeled in the renovation design. It would serve as a food serving kitchen, not as a food preparation kitchen. It is anticipated that a buffet style layout would be beneficial as a serving kitchen for receptions.

See the following **preliminary concept plans**, labeled Concept 1 and Concept 2, which address the above stated renovation ideas.



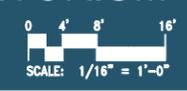
**FUNCTION LEGEND:**

- RECEPTION/RECREATION
- STAGE
- OFFICE
- MEETING ROOM
- RESTROOM/ KITCHEN/ CUSTODIAL
- STORAGE
- CIRCULATION



**FUNCTION LEGEND:**

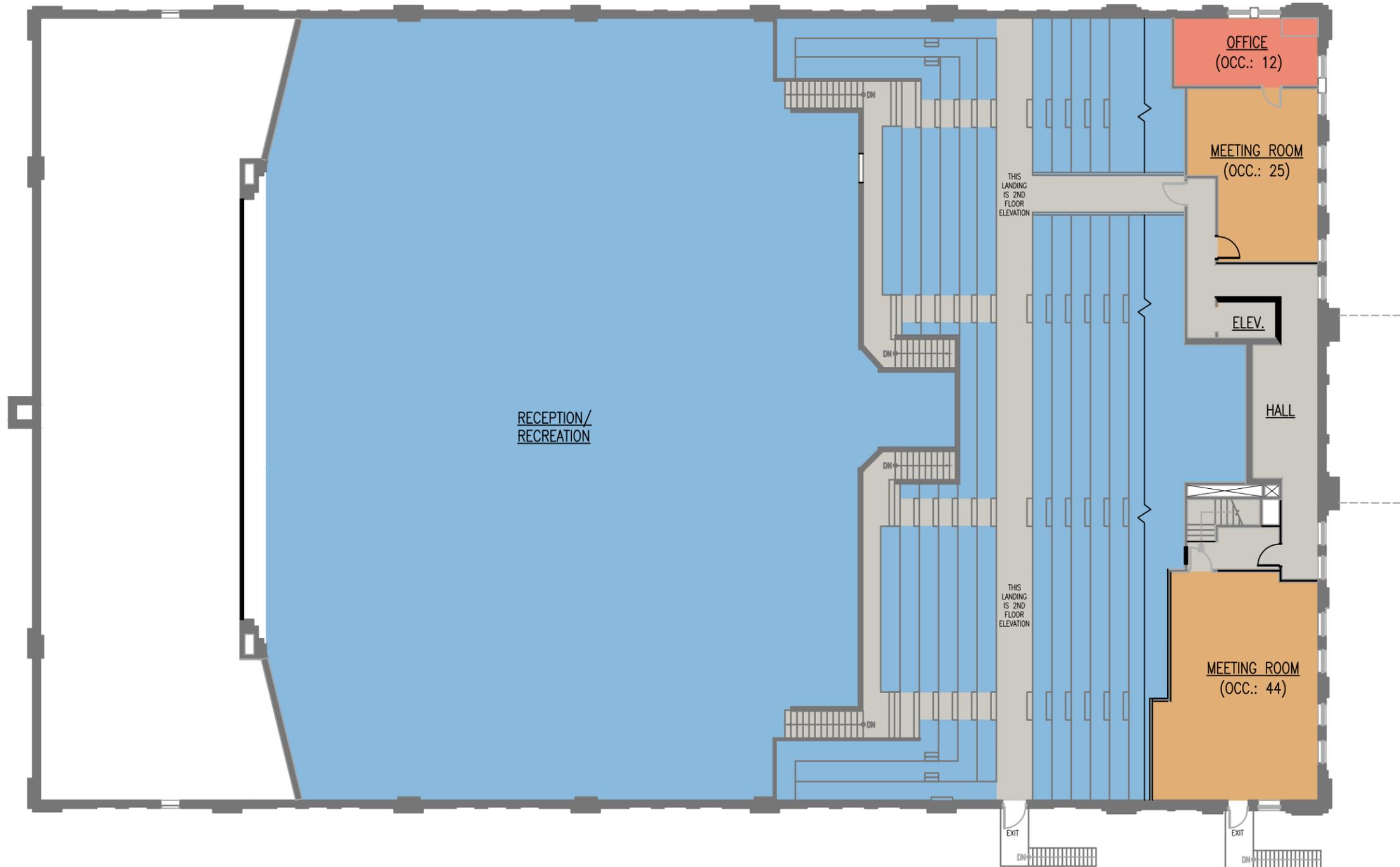
<span style="display:inline-block; width:15px; height:10px; background-color:lightblue; border:1px solid black;"></span>	RECEPTION/RECREATION
<span style="display:inline-block; width:15px; height:10px; background-color:lightgreen; border:1px solid black;"></span>	STAGE
<span style="display:inline-block; width:15px; height:10px; background-color:lightcoral; border:1px solid black;"></span>	OFFICE
<span style="display:inline-block; width:15px; height:10px; background-color:lightorange; border:1px solid black;"></span>	MEETING ROOM
<span style="display:inline-block; width:15px; height:10px; background-color:yellow; border:1px solid black;"></span>	RESTROOM/ KITCHEN/ CUSTODIAL
<span style="display:inline-block; width:15px; height:10px; background-color:lightgreen; border:1px solid black;"></span>	STORAGE
<span style="display:inline-block; width:15px; height:10px; background-color:lightgrey; border:1px solid black;"></span>	CIRCULATION





**FUNCTION LEGEND:**

- RECEPTION/RECREATION
- STAGE
- OFFICE
- MEETING ROOM
- RESTROOM/ KITCHEN/ CUSTODIAL
- STORAGE
- CIRCULATION



**FUNCTION LEGEND:**

- RECEPTION/RECREATION
- STAGE
- OFFICE
- MEETING ROOM
- RESTROOM/ KITCHEN/ CUSTODIAL
- STORAGE
- CIRCULATION



400 East Military Avenue, Fremont, NE 68025-5141

Date: January 30, 2016

To: Honorable Mayor & City Council

From: Brian Newton, Department of Utilities General Manager

Subject: Council Retreat – DU Update

A handwritten signature in black ink that reads "Brian Newton".

Here is a brief summary of some of the things I have been working on or have planned:

- 1) Board of Public Works
  - a. Strategic planning – The board will be holding a strategic planning session on February 19, starting at noon. Steve Narans will be facilitating the session.
- 2) Communication
  - a. Senior staff meetings – I hold weekly staff meetings with department managers to communicate my expectations as well as instilling a sense of teamwork between departments and with the City.
  - b. Weekly Updates – Since assuming the role of GM I have emailed a weekly update to the BOPW, City Council and DU employees. The goal of the update is to provide communication and education about some of the things the DU does.
  - c. Onsite visits – I visit at least two of our sites each week to work one-on-one with department managers as well as be accessible to employees.
  - d. Key account visits – Jan Rise and I have scheduled visits with many of our key account customers. It is a good way of introducing myself as well as discussing things (rates, upgrades, etc.) that effect their business.
  - e. Community presentations – I have given the same PowerPoint presentation I made to Council to several community organizations across town. It has been well received.
- 3) Employee
  - a. Succession planning – The senior staff is nearly finished with a succession plan for each department.
  - b. Training – Once the succession plan is complete, we will have a better idea of our training needs (technical and leadership based) for each department.
- 4) Customer
  - a. Kiosk – We are planning to demonstrate a kiosk in the lobby to determine if kiosks would alleviate some of the long lines and wait times we incur on billing due dates. If successful, we would locate several kiosks across town to greatly improve customer access to DU services.



400 East Military Avenue, Fremont, NE 68025-5141

- 5) Renewable energy
  - a. Wind – We signed a letter of intent with Inverergy to join with other utilities in an expansion of an existing wind farm in Nebraska. Once enough utilities have agreed to take the power, the project is anticipated to be commercially operable by the end of 2016.
  - b. Community solar garden – We believe there is an opportunity to install a community solar garden in Fremont and we are working with several companies to explore several models of ownership and maintenance.
- 6) Energy efficiency
  - a. On-the-bill-financing – We are exploring a program where the DU would finance residential heating/air conditioning and water heating systems, doors and windows replacements, and adding insulation to improve energy efficiency. The goal of the program is savings on monthly utility costs would offset the monthly loan payment for the improvements.
- 7) Capital projects
  - a. Elkhorn River Valley Transmission Line – The DU's estimated share of the \$32 million project with OPPD is \$19 million.
  - b. Wastewater Treatment Plant – We have hired HDR Engineering, Inc. to develop a facility plan to expand upon the 2006 Facility Plan to meet upcoming (lower) State discharge limits. The estimated cost is \$20 to \$30 million.